

**Agency: Alaska Court System****Project Title:****Project Type:** Remodel, Reconstruction and Upgrades

# Nome Courthouse Deferred Maintenance and Remodel

**State Funding Requested:** \$4,793,700**House District:** Statewide (1-40)

One-Time Need

**Brief Project Description:**

To facilitate the transfer of ownership from the federal government to the Alaska Court System, the facility that houses the Nome Courthouse requires deferred maintenance, code compliance upgrades, and remodeling.

**Funding Plan:****Total Cost of Project:** \$4,793,700*There is no other funding needed***Detailed Project Description and Justification:**

The Nome court facility is owned by the federal government, which has advised the court system of its intent to remove this property from its inventory. Although current tenants are eligible to take over ownership of the property, so far the court system is the only entity that has expressed any interest. The building has been offered to the court system at no cost; however, the building is over 50 years old and has significant structural and system deficiencies. Ideally, the Nome court will be included in the plan to construct a Nome State Office Building. However, if that project does not materialize, then the best long term option for the court would be to take over ownership of the federal building it currently occupies.

In addition to deferred maintenance and compliance with current building codes, remodeling will be required to accommodate modern court technology, courtroom procedures, and document processing, and upgrades to improve security and operational efficiencies. At the end of two years from the date of the transfer of ownership, leases with the other current building tenants will expire. Should vacancies occur, the court system would evaluate whether the vacated space should be renovated for court expansion or for new tenants.

The court system has requested documentation from GSA about this property to determine the extent of the work needed to meet current energy and ADA (Americans with Disabilities Act) building codes and complete deferred maintenance projects.

Unfortunately, at the time of this capital budget submission, very little information has been provided by GSA, as there have been no recent building surveys, energy audits, or code compliance surveys. The court system recently performed an on-site inspection with code and building system professionals in an effort to determine the scope of deferred maintenance and code work. Cost information included in this narrative is based on these preliminary estimates. Based on the inspection and first-hand information gained from the court system's occupancy of the building, at a minimum, the following areas will need to be addressed: deferred maintenance; code, security, and energy upgrades; and remodeling for efficiency, court operations and future tenant vacancies.

**Deferred Maintenance**

The court system is requesting \$1,780,500 to repair or replace equipment, building components, finishes and systems that

are either beyond their usual life expectancy or are beginning to fail, and to improve systems that do not meet current needs or building conditions. Funds are also needed to modify the physical structure, including walls and finishes, to incorporate new equipment and systems, and to enclose piping and conduit.

#### Code, Security, and Energy Upgrades

The court system requests \$2,050,400 for replacement of building components and systems that do not meet energy efficiency, fire, and accessibility codes or security standards. Work to be performed includes fire, power, and lighting system upgrades for fire code compliance; replacement of boilers, windows, electrical and temperature control components for energy conservation and efficiency; replacement of lighting, heating/ventilation/air conditioning (HVAC) and other building systems to meet safety and ventilation standards; and upgrading courtrooms, toilets, doors, and hardware to meet ADA requirements.

#### Remodel for Efficiency, Court Operations, and Future Tenant Vacancies

The court system estimates that \$4,793,700 will be needed to accommodate existing court operations and future tenant remodeling requests. It is likely that the amount requested will be modified during the FY12 budget cycle as additional information, not currently available, becomes known. The funding requested contemplates that the court will need to move a second-floor courtroom to the first floor and remodel space to accommodate new or renewed tenant leases.

#### Project Timeline:

FY 2011

#### Entity Responsible for the Ongoing Operation and Maintenance of this Project:

Alaska Court System

#### Grant Recipient Contact Information:

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Has this project been through a public review process at the local level and is it a community priority? ☐ Yes ☒ No